

facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the County Commission.

METROPOLITAN AREA PLANNING COMMISSION

December 30, 1993

STAFF REPORT
(Final Plat Approved December 23, 1993)

CASE NUMBER: S/D 93-74 PIKE'S COBBLESTONE ADDITION

OWNER/APPLICANT: Scott and/or Jodee Pike, 7824 E. 30th Street North,
Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS
67211

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301
Wentworth Ct., Wichita, KS 67230

LOCATION: North of 13th Street North and west of 127th Street
East

SITE SIZE: 1.03 Acres

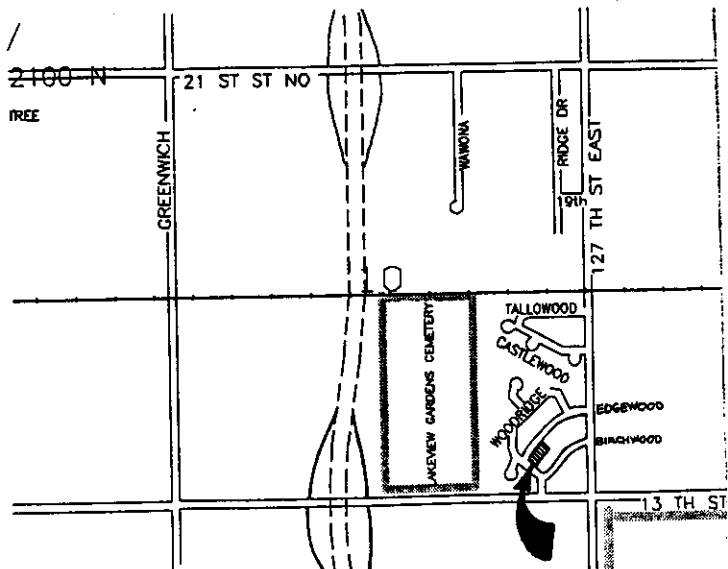
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 10,950 Square Feet

CURRENT ZONING: "AA" (County) with CU 267

VICINITY MAP:



STAFF COMMENTS:

- A. As requested by the applicant, the final plat tracing may be submitted as a three (3) lot rather than four (4) lot plat.
- B. The applicant is advised that under the conditions of Conditional Use, CU-267, this plat is interpreted to constitute the required site plan and as such is proposed to develop one detached, single-family structure on each individual lot rather than clustered, detached single-family structures on any one lot or lots.
- C. As requested by the Water Department representative, if a new Outside-the-City Water agreement is needed for this replat, this agreement shall be submitted with the final plat tracing. The applicant shall meet with Water Department staff to determine if a new agreement is needed.
- D. The applicant shall also meet with Water Department staff to determine if any requirements are needed to install or relocate water meters at this site.
- E. As indicated on the sketch plat and noted in the platting binder, an ingress/egress easement apparently encumbers Lots 1 and 2. Since this easement is not likely a public reservation but was probably created to serve the proposed cluster development, it cannot be vacated by this replat. This should therefore be a private matter requiring whoever is benefitting from this easement to provide for recording, a release of the easement. The applicant will therefore need to either provide or obtain such a release or the final plat tracing will need to show this easement.
- F. If utilities are to be relocated, a letter shall be provided from KG&E and any other impacted utility indicating that satisfactory arrangements have been made to relocate any such utilities.
- G. As noted in the platting binder, significant property taxes are due on this site from as far back as 1989. Before this plat will be released for County Commission review, the applicant shall provide proof that all applicable property taxes have been paid.
- H. The applicant shall install or guarantee the installation of all utilities and



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

January 3, 1994

Phil Meyer
Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: S/D 93-74 - PIKE'S COBBLESTONE ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on December 30, 1993, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 27, 1993.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

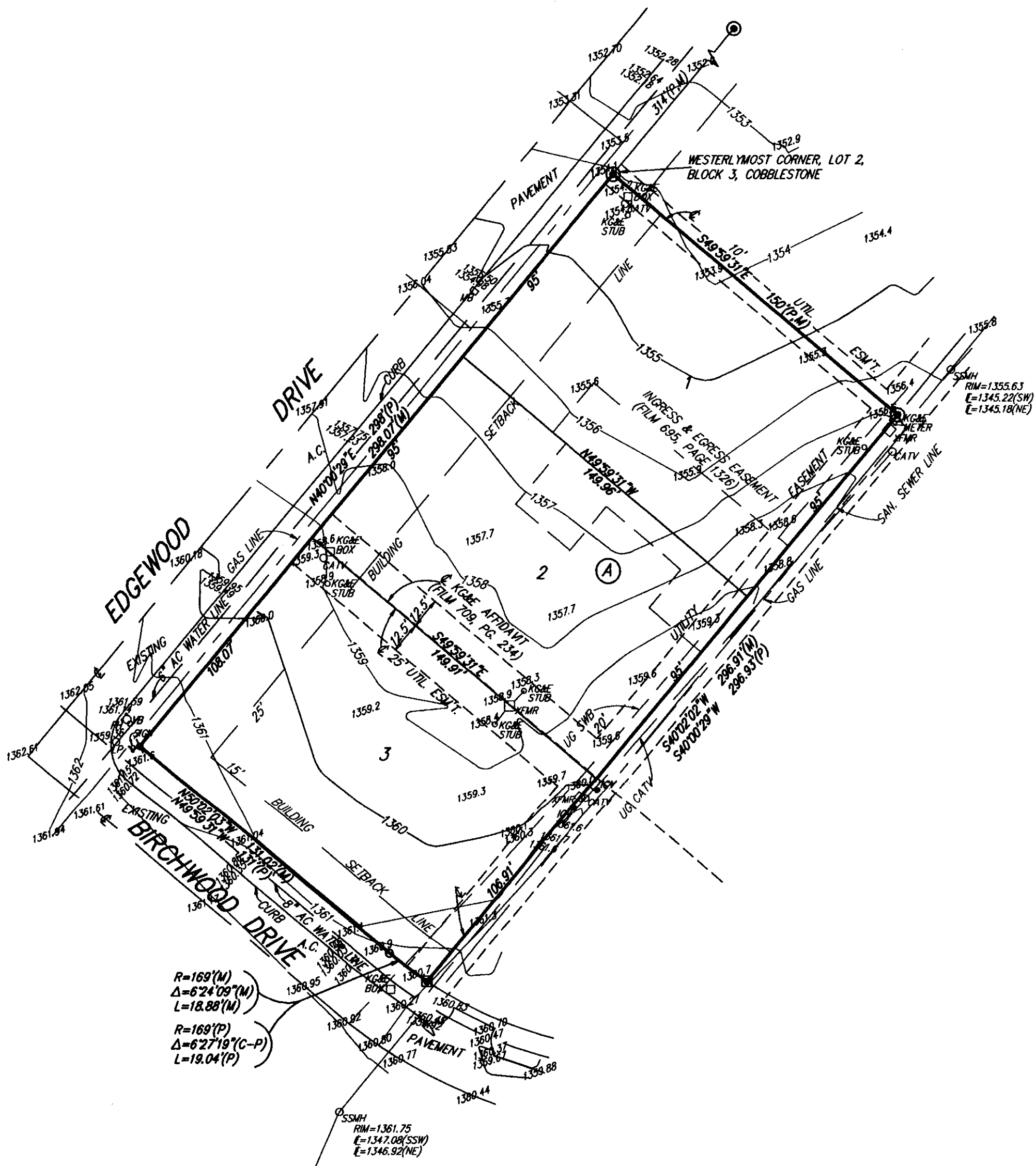
Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Scott and/or Jodee Pike, 7824 East 30th Street North, Wichita, KS 67226
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer



FINAL PLAT

OFFICE COPY
DO NOT REMOVE

PIKE'S COBBLESTONE

AN ADDITION TO SEDGWICK COUNTY, KANSAS

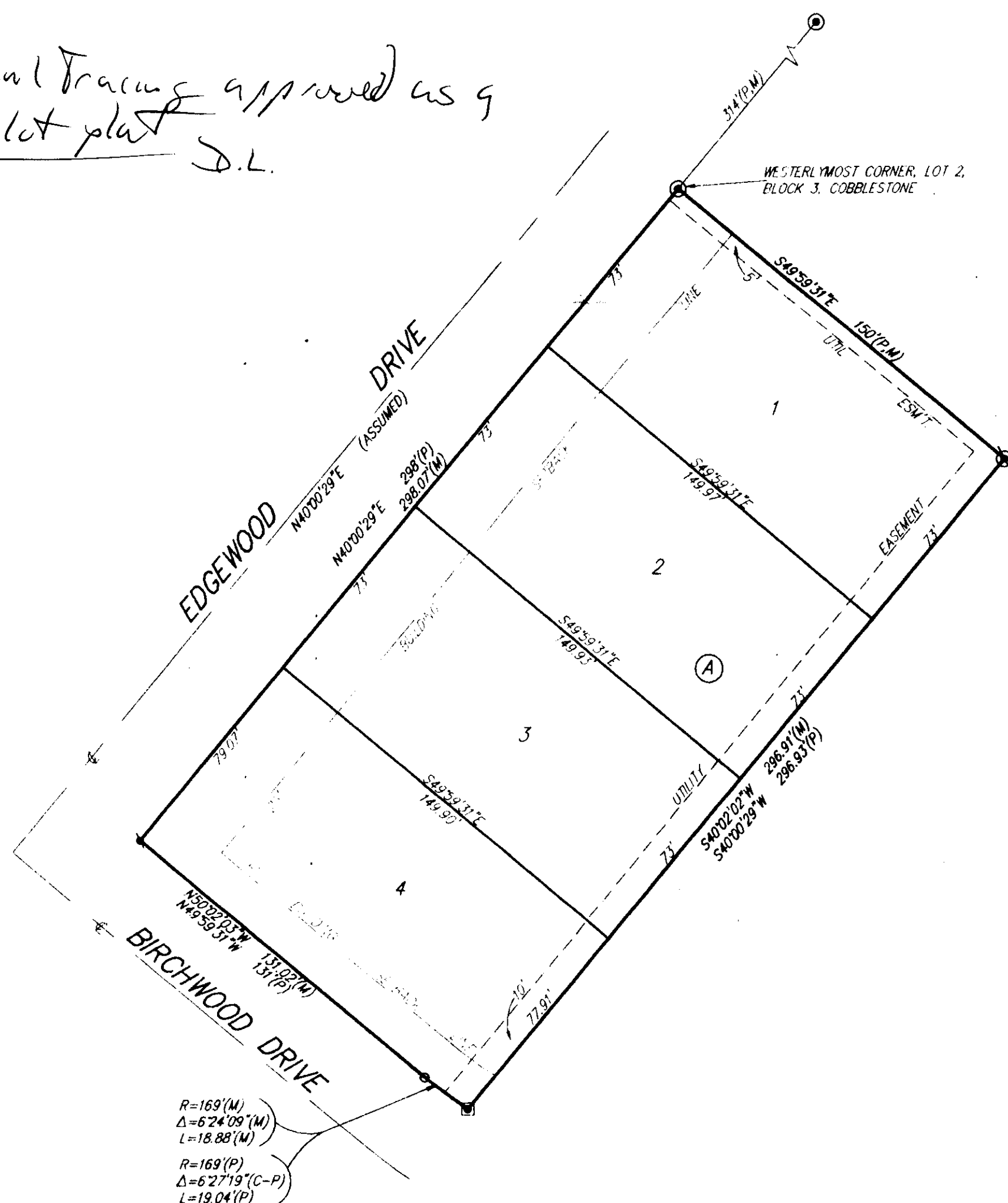
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/23/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12-27-93



- = 1/2" IRON (FOUND)
- = REBAR W/ "ARMSTRONG" CAP (FOUND)
- ⊙ = 1/2" REBAR W/ "BAUGHMAN" CAP (FOUND)
- ⊙ = 1/2" REBAR (FOUND)
- ⊙ = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)

(P) = PLATTED
(M) = MEASURED
(C-P) = CALCULATED PER PLATTED INFO.

Final Tracing approved as 9
3-lot plat S.L.



State of Kansas)
County of Sedgwick) SS We, Baughman Company P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed
and platted "PIKE ADDITION" to Sedgwick County, Kansas, and that the
accompanying plat is a true and correct exhibit of the property sur-
veyed described as and being a replat of that part of Lot 1, Block 3,
Cobblestone, an Addition to Sedgwick County, Kansas, further described
as follows: Beginning at the northerlymost corner of said Lot 1;
thence S49°59'31"E along the northeasterly line of said Lot 1, 150 feet;
thence S40°00'29"W parallel with the northwesterly line of said Lot 1,
296.93 feet to a point on a curve, said curve having a radius of 169 feet;
thence northwesterly along said curve, 19.04 feet, having a chord bearing
of N53°13'10"W and chord length of 19.03 feet, to the P.T. of said curve;
thence N49°59'31"W along the southwesterly line of said Lot 1, 131 feet
to the westerlymost corner of said Lot 1; thence N40°00'29"E along the
northwesterly line of said Lot 1, 298 feet to the point of beginning.

All being situated in the S.E. 1/4 of Sec. 10, Twp. 27-S, R-2-E
of the 6th P.M., Sedgwick County, Kansas.

Existing public easements being vacated by virtue of KSA 12-512(b).

Baughman Company, P.A.

Date _____

Gregory F. Severns
Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into lots and a block to be known as "PIKE
ADDITION", Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all public
utilities.

Scott R. Pike

Jodee L. Pike

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1993, by Scott R. Pike and
Jodee L. Pike, husband and wife.

My App't. Exp. _____ Notary Public

This plat of "PIKE ADDITION", Sedgwick County,
Kansas, has been submitted to and approved by the Wichita-Sedgwick
County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

James D. Miner
Chairman

Marvin S. Krout
Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1993.

Elma Broadfoot
Mayor

Pat Burnett
Deputy City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of County Commissioners of
Sedgwick County, Kansas, this _____ day of _____, 1993.

Mark F. Schroeder
Chairman

Betsy Gwin
Chairman Pro-Tem

Andrew L. Bias
Commissioner

Thomas G. Winters
Commissioner

Paul W. Hancock
Commissioner

Susan E. Crockett-Spoon
County Clerk

Entered on transfer record this _____ day
of _____, 1993.

Susan E. Crockett-Spoon
County Clerk

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1993, at _____ o'clock _____ M; and is duly
recorded.

Pat Kettler
Register of Deeds

Ed Resa
Deputy